



Minutes 2012 Bond Project Advisory Team (PAT) Meeting Pilgrim Academy

MEETING #: 6

LOCATION: Pilgrim Academy K-8

DATE / TIME: February 3, 2015 4:00pm

ATTENDEES: (those marked with a check were present)

✓	Diana Castillo	Principal		Tom Davies	Teacher
✓	Andrew Casler	Dean of Students	✓	Carrie Flores	Assistant Principal
✓	Jim Teater	Community	✓	Romericco Romero	Teacher
✓	Andrew Camann	Teacher	✓	Region Hunter	Parent
	Don Kerl	RDC Architects	✓	David Funk	HISD
✓	Stennis Lenoir	RDC Architects	✓	Albert Wong	HISD

PURPOSE: Present information about some of the current HISD construction budget challenges and discuss its impact to Pilgrim Academy

AGENDA:

- Review recent news articles about other school districts around the Greater Houston Area
- Discuss Pilgrim Academy's priorities for the 2012 Bond Program
- What to expect at the next PAT Meeting

DISCUSSION:

1. Albert Wong passed out copies of news articles from the HISD 2012 Bond Program website and school districts in Wake County, Ft. Worth, Tomball, Katy, Klein and the local Houston Chronicle to all the attending PAT members. There was discussion about the steadily escalating construction costs and shortages of materials and labor that were affecting all the current HISD Projects that were bidding or going out for bid in the near future.
2. With these significant increases in construction costs, Mr. Wong mentioned that the Pilgrim Academy construction budget was increased to address these concerns, from \$3,840,000 to an increased amount of \$4,583,519, with the additional funding coming from the Inflation and Contingency Funds in the overall Project Budget.
3. In regards to the scheduling of the upcoming Design Charrette, yet to be confirmed by HISD, a new survey that will include the recently acquired property is currently being negotiated with the approved vendor for these services and may be available to the Architects in the near future.
4. The Pilgrim Academy priorities were discussed again, with the primary goal of replacing the existing T-Building with a new addition that will house the Middle School grade level classes. With the available



construction budget of \$4.583M and an estimated construction cost of \$200/SF, this equates to roughly 22,900 SF of new construction or some other combination of new construction and renovations.

5. Since there was previous discussion about sizing facilities correctly to accommodate the Middle School programs, the Multi-Purpose Room was evaluated again. This existing space can be renovated and added on to provide a Gymnasium for a regulation size basketball/volleyball court, with moveable bleachers. This will require removing the existing stage/risers area and gutting some other existing features to widen and lengthen the space with a new addition, too.
 - A. The new Gym area could be divided by either a curtain or a moveable partition (cost concern) and could be used as a projection screen, too.
 - B. Middle School regulation basketball courts require a minimum clearance of 23'-0". The Architects will schedule a visit to confirm the actual dimensions and clearances in the existing Multi-Purpose Room.
 - C. Acoustics will also be a concern for the new space, if modified.
 - D. Seating capacity is another concern, with the current capacity around 250 students. The new space should accommodate at least 400 students, if the Gymnasium became regulation sized.
6. It appeared that all the PAT members in attendance were in general agreement with the present direction of the proposed priorities for the new Pilgrim Academy Program upgrades.
7. Discussions about the upcoming Design Charrette mentioned that, because of the somewhat limited and relatively small construction budget, Pilgrim Academy may have their own design work session. However, some of the PAT members voiced their opinions that they would like to have a Design Charrette with another similar school program, even if the other school had a much larger program anticipated. Mr. Funk replied that he would try to have this accommodated, if possible.

QUESTIONS/ANSWERS:

1-1 None.

ACTION ITEMS:

2-1 Schedule a site visit to field measure the dimensions and height clearances in the existing Multi-Purpose Room. (Lenoir, Wong)

WHAT TO EXPECT AT THE NEXT PAT MEETING:

1. Preparations for the upcoming Design Charrette

NEXT PAT MEETING: Tuesday, March 3, 2015; 4:00 pm, Pilgrim Academy

Please review the meeting minutes and submit any changes or corrections to the author. After five (5) calendar days, the meeting minutes will be assumed to be accurate.

Sincerely,

Albert Wong, AIA
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